

098.0

0004

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

920,000 / 920,000

USE VALUE:

920,000 / 920,000

ASSESSED:

920,000 / 920,000

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
7		LOVELL RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: TERKLA DAVID G &amp; DAWN G /TRS

Owner 2: TERKLA REVOCABLE TRUST

Owner 3:

Street 1: 7 LOVELL RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: TERKLA DAVID G &amp; DAWN G -

Owner 2: -

Street 1: 7 LOVELL RD

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 10,760 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Wood Shingle Exterior and 2839 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10760		Sq. Ft.	Site		0	70.	0.69	4									519,964						520,000	

IN PROCESS APPRAISAL SUMMARY										Legal Description		User Acct									
Use Code										Land Size		Building Value		Yard Items		Land Value		Total Value			
101										10760.000		400,000				520,000		920,000			
Total Card										0.247		400,000				520,000		920,000			
Total Parcel										0.247		400,000				520,000		920,000			
Source: Market Adj Cost										Total Value per SQ unit /Card:		324.02		/Parcel: 324.0							

IN PROCESS APPRAISAL SUMMARY										Entered Lot Size											
Use Code										Land Size		Building Value		Yard Items		Land Value		Total Value			
101										10760.000		400,000				520,000		920,000			
Total Card										0.247		400,000				520,000		920,000			
Total Parcel										0.247		400,000				520,000		920,000			

IN PROCESS APPRAISAL SUMMARY										Parcel ID		098.0-0004-0001.0									
Use Code										Land Size		Building Value		Yard Items		Land Value		Total Value			
101										10760.000		400,000				520,000		920,000			
Total Card										0.247		400,000				520,000		920,000			
Total Parcel										0.247		400,000				520,000		920,000			

IN PROCESS APPRAISAL SUMMARY										Entered Lot Size											
Use Code										Land Size		Building Value		Yard Items		Land Value		Total Value			
101										10760.000		400,000				520,000		920,000			
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Total Parcel										0.247		400,000				520,000		920,000			

IN PROCESS APPRAISAL SUMMARY										Entered Lot Size											
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Total Card										0.247		400,000				520,000		920,000			
Total Parcel										0.247		400,000				520,000		920,000			

IN PROCESS APPRAISAL SUMMARY										Entered Lot Size					
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																	
Type: 5	- Cape			Full Bath: 2	Rating: Good									12															
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath: 1	Rating:					WDK (200)				10															
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good					20				20															
Foundation: 1	- Concrete			A 3QBth:	Rating:									10	FFL (160)	10	WDK (60)												
Frame: 1	- Wood			1/2 Bath:	Rating:									16															
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:									6															
Sec Wall: 7	- Brick 15%			OthrFix:	Rating:																								
Roof Struct: 8	- Irregular			<b>OTHER FEATURES</b>																									
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good																								
Color: BLUE				A Kits:	Rating:																								
View / Desir:				Frl: 1	Rating: Average																								
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																								
Grade: C	- Average			<b>CONDOS INFORMATION</b>																									
Year Blt: 1949	Eff Yr Blt:				Location:																								
Alt LUC:				Total Units:																									
Jurisdict:				Floor:																									
Const Mod:				% Own:																									
Lump Sum Adj:				Name:																									
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>									
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10.	%		Exterior:	No Unit	RMS	BRS	FL					Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip	% Type	Qu			
Prim Int Wall: 2	- Plaster			Functional:		%		Interior:	1	9	4						FFL	First Floor	1,462	118.700	173,536	BMT	100	RRM	40	A			
Sec Int Wall:				Economic:		%		Additions:									BMT	Basement	1,302	44.870	58,418								
Partition: T	- Typical			Special:		%		Kitchen:									TQS	3/4 Story	857	118.700	101,665								
Prim Floors: 3	- Hardwood			Override:		%		Baths:									WDK	Deck	260	10.090	2,624								
Sec Floors: 4	- Carpet 25%			Total:	10.8	%		Plumbing:									EFP	Enclos Porch	30	74.420	2,232								
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>				Electric:																					
Subfloor:				Basic \$ / SQ: 105.00				Heating:																					
Bsmnt Gar: 1				Size Adj.: 1.10287905				General:																					
Electric: 3	- Typical			Const Adj.: 1.02500379																									
Insulation: 2	- Typical			Adj \$ / SQ: 118.698																									
Int vs Ext: S				Other Features: 110000																									
Heat Fuel: 2	- Gas			Grade Factor: 1.00																									
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000																									
# Heat Sys: 1				NBHD Mod:																									
% Heated: 100				LUC Factor: 1.00																									
Solar HW: NO	Central Vac:	NO		Adj Total: 448475																									
% Com Wall:				Depreciation: 48435																									
				Depreciated Total: 400040																									
<b>MOBILE HOME</b>				WAv\$/SQ:	AvRate:	Ind.Val:		Juris. Factor:		Before Depr:	118.70																		
				Special Features: 0		Val/Su Net:	102.28																						
				Final Total: 400000		Val/Su SzAd:	172.53																						
<b>SPEC FEATURES/YARD ITEMS</b>				PARCEL ID	098.0-0004-0001.0																		<b>IMAGE</b>						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value											
More: N		Total Yard Items:				Total Special Features:				Total:																			